



AUGUST 12, 2021

GREENLEAF COMMUNITY KICKOFF

PRESENTED BY GREENLEAF DISTRICT PARTNERS

Proposed Site Plan - Summer 2019

ZOOM INSTRUCTIONS

From a Computer:

Zoom Registration Link:
bit.ly/3rolk3t

Upon registration at the above link you will receive your unique link to join the webinar.

Please use the *Q&A box* or *Raise Hand* feature to ask questions.

Joining by Phone?

Dial: **301-715-8592**
Webinar ID: **844 558 528 29#**

During Q&A:
Dial ***9** to **raise your hand**
Dial ***6** to **unmute**

WELCOME

AGENDA TOPICS

1. Meet the Team
 2. Background: How We Got Here
 3. Where We Are Now
 - a. *Vision & Goals*
 - b. *The Revitalization Plan*
 4. Moving Forward Together - The Engagement Process
 5. Q&A and Feedback
-

MEET THE TEAM

Greenleaf District Partners (GDP) is committed to providing high-quality housing and improving living conditions for the Greenleaf Community. Our firms' collective missions are aligned with that of DCHA and Greenleaf residents.

We are driven by a shared desire to bring positive change and serve and enhance the communities in which we work. We are excited to partner with Greenleaf residents to create sustainable, high-quality housing that reflects their needs.



THE NEIGHBORHOODS OF



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BACKGROUND: HOW WE GOT HERE

PLANNING

2013 - DCHA applies for planning grant

2014 - DCHA Greenleaf Redevelopment Plan kick off

2015 - DC Council adopts SW Neighborhood Plan

2015 - 2016 - Meeting Series for Greenleaf Community Planning

2017 - DCHA Releases final Greenleaf Redevelopment Plan

SELECTION

April 2019 - DCHA releases Greenleaf Co-Developer RFP

July 2019 - Original proposals submitted

October 2019 - Proposal presentations to public

November 2019 - DCHA releases call for Best and Final Offers

January 2020 - Best and Final Offers submitted

November 2020 - DCHA Board approves negotiations with GDP

WHERE WE ARE NOW

MDA/REVITALIZATION PLAN

January 2021 - DCHA and GDP execute Exclusive Right to Negotiate

June 2021 - DCHA and GDP execute Operating Agreement

July-November - Revitalization Plan

November/December - Board Approval of Revitalization Plan

December 2021 - Execution of Master Development Agreement

IMPLEMENTATION

2022 - Following Revitalization Plan, begin design development to advance first phase



MOVING FORWARD

THE GREENLEAF REVITALIZATION PLAN

VISION & PLAN OBJECTIVES

The vision for this redevelopment is to create a “model community” that celebrates and retains a diversity of races, ages, and incomes, while delivering modern, sustainable housing and infrastructure improvements that enhance the quality of residents’ lives and help weave Greenleaf into the surrounding neighborhood fabric.

OUR PLAN OBJECTIVES

- ***One-for-one replacement*** of all 493 public housing units
- ***Build first*** to minimize resident moves and allow for zero permanent displacement
- ***Modern, sustainable housing and infrastructure*** including expanded amenities, high-quality construction, and on-site management to address residents needs
- ***Improve public safety*** through secure private spaces and activated public spaces
- ***Neighborhood integration*** to promote a mixed-income, mixed-age, connected SW
- ***Development of human capital*** through enhanced resident services and opportunities

GREENLEAF REVITALIZATION PLAN

MOVING FORWARD TOGETHER

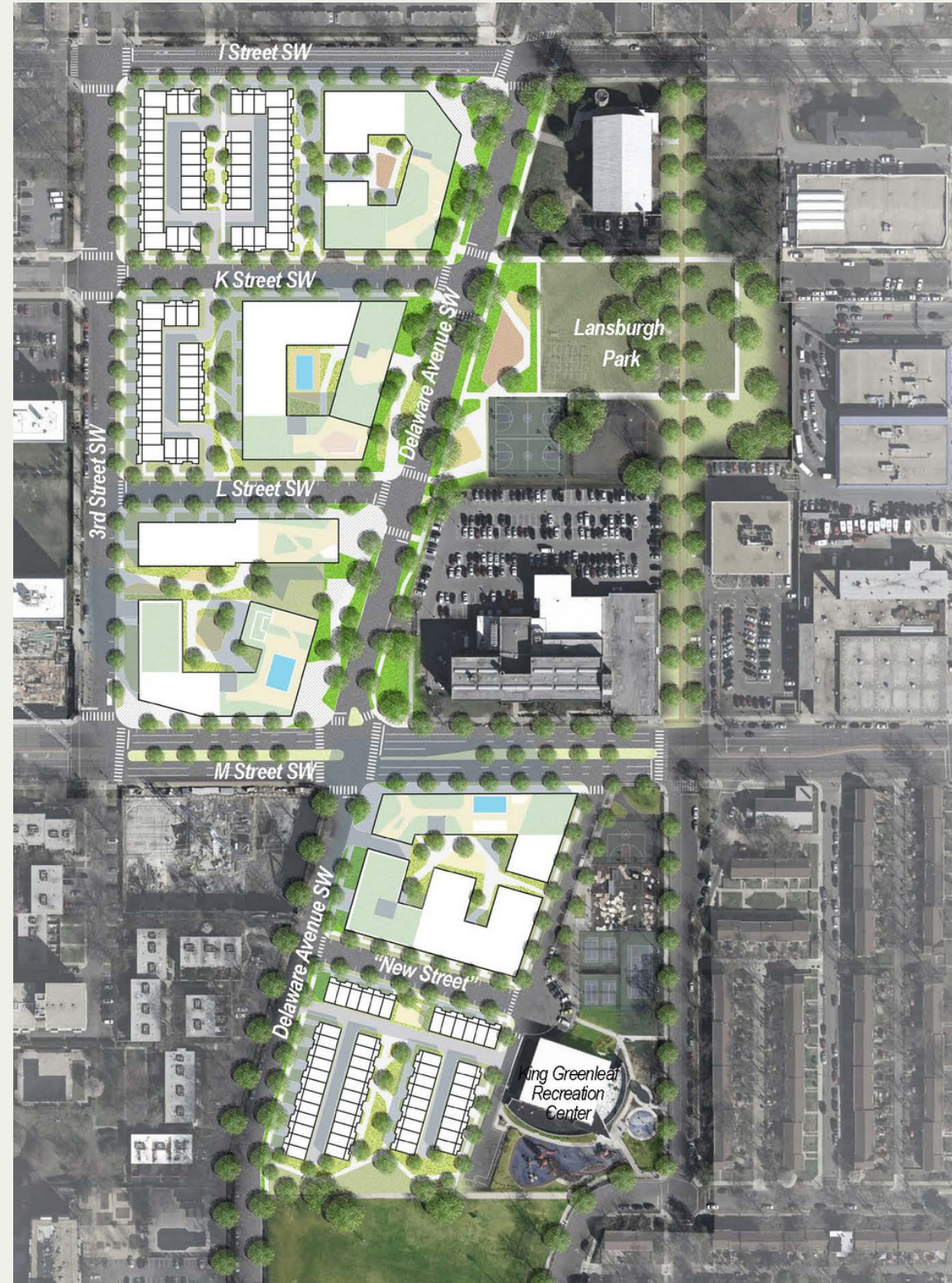
Over the next four months, GDP and DCHA will create a **“Greenleaf Revitalization Plan”** in close collaboration with residents and community stakeholders.

This plan will build on the redevelopment vision and priorities developed with stakeholders over the last several years, and will prioritize resident needs. It will include the following components to serve as a guide for future redevelopment and revitalization activity:

1. **Vision and Goals**
2. **Development Plan (Massing, Design, Program, Phasing)**
3. **Relocation Plan / Tenant Rights**
4. **Ongoing Engagement**
5. **Human Capital Plan**



2017 Plan (based on 2015 Small Area Plan)



2019 GDP Proposal

- GDP Proposal (Summer 2019) maintains consistency with what residents and stakeholders indicated as a preferred development program in 2017
- The Revitalization Plan process will create a final development plan based on current resident and community input and will provide a more detailed analysis of design and implementation considerations

Revitalization Plan Engagement Schedule

INTRO TO THE PROCESS

Online meeting to introduce residents and community stakeholders to the process.

*Thursday, August 12,
from 6:00 PM to 7:15 PM
(Virtual)*

WORK SESSION SERIES #1 AND #2

Small group sessions to strategize:

- **Breakout #1** - Development Plan
- **Breakout #2** - Senior Renovation
- **Breakout #3** - Relocation Plan/Tenant Rights
- **Breakout #4** - Ongoing Engagement/Human Capital

Work Session Series #1 Dates

Breakout #1 and #2: Wednesday, 9/8 VIRTUAL 6pm-8pm

Breakout #3 and #4: Tuesday, 9/14 VIRTUAL 6pm-8pm

Work Session Series #2 Dates

Breakout #1 and #2: Thursday, 10/14 TBD 6pm-8pm

Breakout #3 and #4: Tuesday, 10/19 TBD 6pm-8pm

FINAL PRESENTATION OF PLAN

Presentation and discussion of Final Revitalization Plan

*Wednesday,
November 10, from
6:00 PM to 8:00 PM*

(location TBD)

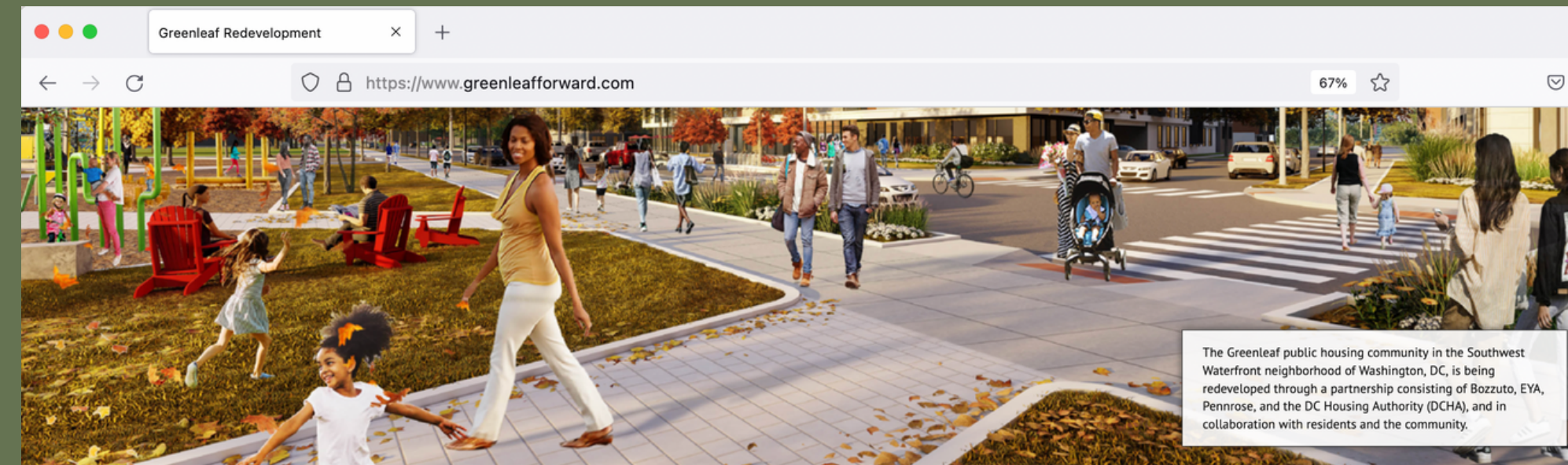
STAY CONNECTED

WEBSITE

GreenleafForward.com

EMAIL

GreenleafRedev@gmail.com



The Greenleaf public housing community in the Southwest Waterfront neighborhood of Washington, DC, is being redeveloped through a partnership consisting of Bozzuto, EYA, Pennrose, and the DC Housing Authority (DCHA), and in collaboration with residents and the community.

Overview

The Greenleaf redevelopment will transform the existing 493 units of public housing into a mixed-income and mixed-use development with quality, sustainable housing choices to serve a diversity of ages and family needs. The redevelopment will be completed in multiple phases and will minimize resident displacement while creating a mixed-income community consisting of public housing, affordable, workforce, and market-rate options.

Between July 2021 and November 2021, residents and community stakeholders are invited to participate in a series of meetings to help Greenleaf District Partners (GDP) and DCHA craft a "Greenleaf Revitalization Plan" that will guide future development activity. This plan is intended to build on the redevelopment vision and priorities developed with stakeholders over the last several years, and to prioritize addressing resident needs. Throughout this planning effort and beyond, GDP is committed to an intentional and inclusive engagement process.

Details on each of the Revitalization Plan meetings can be found in the events section below. The initial kickoff meeting will be held virtually on July 29 at 6pm EST, where GDP and DCHA will provide an overview of what the "Greenleaf Revitalization Plan" is intended to include and working sessions to come. On August 28, there will be an In-person Work Session #1 to discuss the following key focus areas: Development Plan, Greenleaf Senior Building, Relocation & Tenant Rights, and Engagement & Human Capital. Each of these topics will also be addressed in separate breakout sessions for those who either cannot attend the Work Session or wish to provide additional input. On October 2, there will be another In-person Work Session #2 to report on the feedback from the first sessions and to continue refining the targeted focus areas. As before, there will be several additional breakout meetings for those who cannot attend the in-person work session. The feedback and outcomes from all work sessions will culminate in a Final Presentation that will be presented to the community on November 10.

Vision

Q&A AND FEEDBACK